

County of San Bernardino
Redevelopment Agency

**PRELIMINARY PLAN FOR THE
PROPOSED CAJON REDEVELOPMENT PROJECT AREA**

PRELIMINARY PLAN FOR THE CAJON REDEVELOPMENT PROJECT AREA

INTRODUCTION

The Preliminary Plan briefly describes the overall goals, the basic concept and the boundaries of the Cajon Redevelopment Project Area (the “Project Area”) in the County of San Bernardino. This document has been prepared pursuant to the Board of Supervisors of San Bernardino County’s (the “Board”) direction and is in conformance with the California Community Redevelopment Law (Health and Safety Code 33000 et seq.) (the “Redevelopment Law”).

On November 9, 2004 the Board approved and adopted a resolution designating a survey area for study purposes and directed the San Bernardino County Planning Commission (the “Planning Commission”), in cooperation with the San Bernardino Redevelopment Agency (the “CoRDA”), to select a redevelopment project area and formulate a preliminary plan for submittal to the CoRDA. The survey area designated by the Board includes the Muscoy community and a separate area located north of the Muscoy community generally along Cajon Boulevard.

The adopted Board resolution (Appendix A) designating a survey area, the designated survey area map (Figure I), and the legal description of the study area map (Appendix B) are attached to this Preliminary Plan for the Cajon Redevelopment Project Area (the “Preliminary Plan”).

PLANNING COMMISSION ACTION

In accordance with Health and Safety Code Section 33322, it is the responsibility of the Planning Commission to select redevelopment project area boundaries from all or any part of a redevelopment survey area designated by the Board. The Planning Commission is also responsible for formulating the Preliminary Plan for the proposed Project Area. The Preliminary Plan and the boundaries selected by the Planning Commission may later be modified by the CoRDA and/or the Board pending public comment received through the project planning process. Any boundary changes must be referred back to the Planning Commission for its review and recommendation.

REDEVELOPMENT PLAN PROCESS

The Redevelopment Law requires the CoRDA to take many formal steps in the redevelopment plan adoption process, which may take several months to complete. There are

also a number of other elements aimed at refining the program goals and incorporating the ideas of the property owners and the community.

The first formal step in the redevelopment plan adoption process is to adopt the Preliminary Plan, which sets forth the overall goals for the proposed Cajon Redevelopment Plan. During this same period, the appropriate environmental documentation process is initiated based upon the project area boundaries selected by the Planning Commission.

The second major step is to prepare the Preliminary Report and a draft version of the Redevelopment Plan. The Preliminary Report details blighting conditions in the project area, proposes general redevelopment activities and public improvements, presents implementation programs to address the conditions of blight and assesses the financial feasibility of the project.

After circulation of the Preliminary Report and the Draft Redevelopment Plan to various public agencies, formal consultations with these agencies will be undertaken to brief them on the proposed program, to gather their general concerns and ideas, and to assess any mitigation measures they may propose. During this consultation period, other ancillary documents will be readied and considered, including the Rules Governing Participation and Preferences which present persons with interest in property located in the project area with guidelines on how they may participate in the redevelopment process. At the same time, the Draft Environmental Impact Report (EIR) will be circulated for public review.

Subsequent to the preparation of the Preliminary Report, a final report known as the Report to the Board will be prepared pursuant to Health and Safety Code Section 33352. The Report to the Board will contain, among other things, an analysis of blighting conditions, an analysis of neighborhood impacts of redevelopment, the report of the county Fiscal Officer, and documentation of all consultations with affected taxing agencies. Also included in the Report to the Board will be the Final EIR. The Report to the Board is the final major technical product of the plan adoption process. It is the record that the CoRDA and the Board will review in making their decision regarding the adoption of the Redevelopment Plan for the Cajon Redevelopment Project Area.

ELIGIBLE REDEVELOPMENT AREAS

According to Redevelopment Law, the project area is required to include areas that are blighted or necessary for effective redevelopment. A blighted area is characterized by both of the elements set forth in the Health and Safety Code Section 33030(b), which are: 1) physical blight, and 2) economic blight. The conditions of blight in the project area must cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical or economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, or by any government powers other than redevelopment. In addition, certain physical and economic conditions of blight must be evident.

The primary requirements of the project area are that the area be:

1. Characterized by one or more conditions of physical blight (Section 33031(a)), including:
 - Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
 - Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
 - Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
 - The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
2. Characterized by one or more conditions of economic blight (Section 33031(b)), including:
 - Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of Agency authority as specified in Article 12.5 (commencing with Section 33459).
 - Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
 - A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
 - Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.
 - A high crime rate that constitutes a serious threat to the public safety and welfare.

Additionally, as stated under the Health and Safety Code Section 33320.1, the project area is required to be “urbanized.” This means that, with some exceptions, not less than 80 percent of the land in the project area has been or is developed for urban uses, is subdivided into irregularly shaped parcels under separate ownerships which are of inadequate size for proper usefulness and development, or is an integral part of one or more areas developed for urban uses which are surrounded, or substantially surrounded by parcels which have been or are developed for urban uses.

The Preliminary Plan is not required to include a full or complete itemization of blighted conditions in the project area. The documentation of blighted conditions, as well as a detailed inventory of “urbanized land” within the project area shall be presented in other reports including the Report to the Board.

REDEVELOPMENT GOALS

The overall redevelopment goals for the proposed Project Area are as follows:

- To eliminate and prevent the spread of blight;
- To foster private investment of capital in the Project Area by providing procedural and financial mechanisms by which the CoRDA can assist public and private development, redevelopment and revitalization in the residential, commercial and industrial areas;
- To support the County’s housing efforts to increase, improve and preserve the community’s supply of affordable housing for persons of low- and moderate-income;
- To provide adequate infrastructure including, but not limited to, streets, sidewalks, streetlights and drainage as needed to promote safety, economic revitalization and community identity;
- To improve and expand public facilities in the Project Area;
- To improve and expand the commercial and industrial sector with establishments that improve the County’s tax revenue base and provide new job opportunities; and
- To encourage public participation in the planning and implementation of the Redevelopment Plan.

PRELIMINARY PLAN CONTENTS

The Preliminary Plan is required under the Health and Safety Section 33324 to include the following information:

- A legal description of the Project Study Area boundaries;
- A map of the Project Study Area boundaries;
- A general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the Project Area;
- A demonstration of how the purposes of the Redevelopment Law would be attained by such redevelopment;
- A demonstration that the proposed redevelopment conforms to the County’s General Plan; and
- A general description of the impact of the project upon residents located within the Project Area and upon the surrounding neighborhoods.

PROJECT STUDY AREA BOUNDARIES

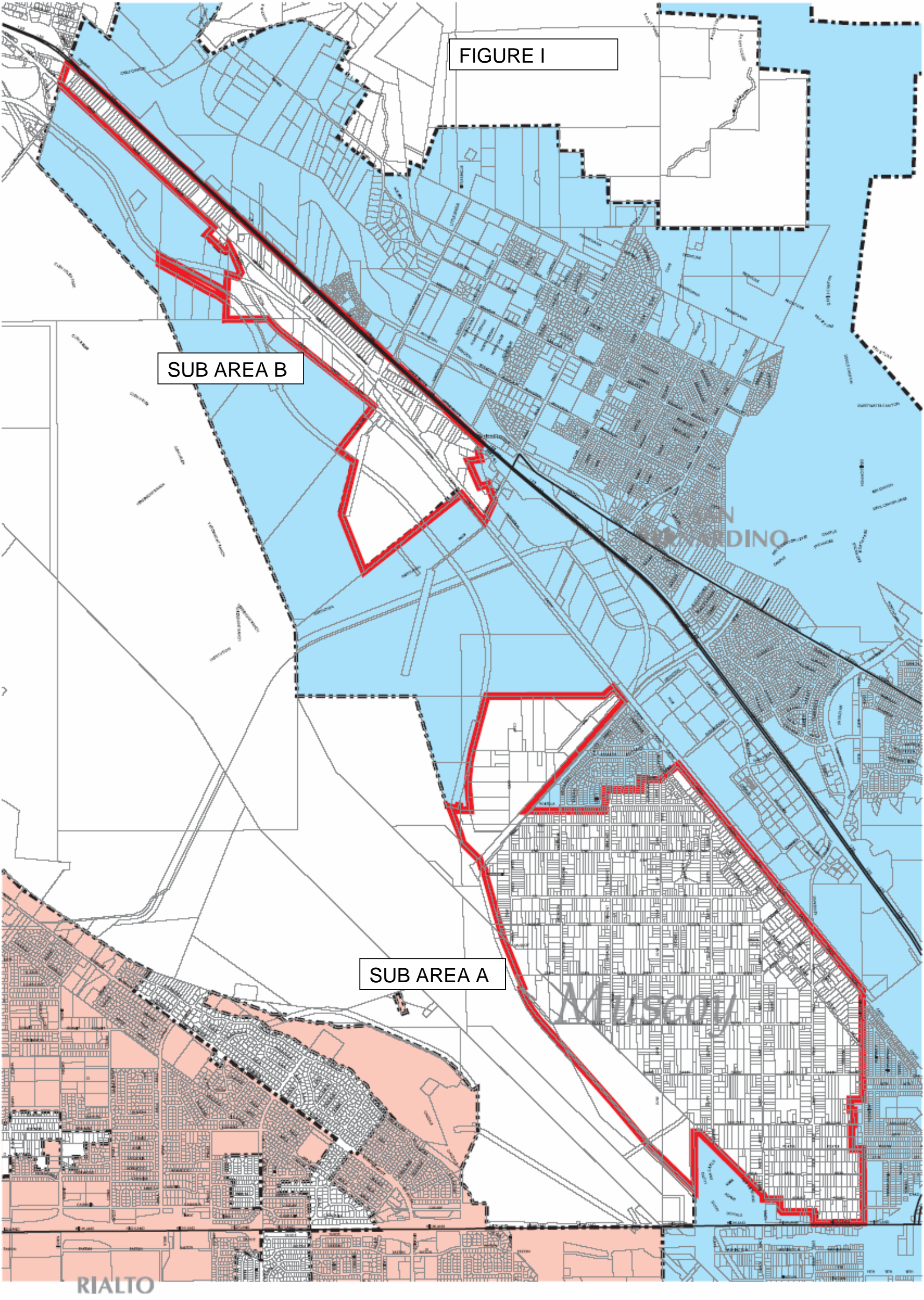
As shown in Figure I, the proposed Project Study Area includes two subareas:

- Subarea A – This subarea is generally known as the Muscoy community and is bordered by the City of San Bernardino to the north, east, and south and by the Cajon Creek Wash to the west. It is primarily a residential community that encompasses approximately 2,475 acres.
- Subarea B – This subarea is located north of the Muscoy community and is generally located along Cajon Boulevard and the I-215 Freeway from Palm Avenue north to Rex Cole Road. This subarea encompasses approximately 825 acres

The proposed Project Area totals approximately 3,300 acres. The complete Project Study Area legal description is in Appendix B of the Preliminary Plan.

LAYOUT OF PRINCIPAL STREETS

The principal north-south streets in the Project Study Area include Cajon Boulevard, Kendall Drive, Macy Street, State Street, and the I-215 Freeway. The principal east-west streets in the Project Area include Ogden Street and Highland Avenue (SR-30). These principal streets are illustrated in Figure I.



Scale: 1"=2,500'

Map Prepared On January 27, 2005

PRELIMINARY PLAN FOR THE CAJON REDEVELOPMENT PROJECT AREA

PROPOSED CAJON
REDEVELOPMENT AREA

PAGE 6

Proposed Cajon RDA
City Limits



POPULATION DENSITIES, BUILDING INTENSITIES AND STANDARDS

The adoption of the proposed Redevelopment Plan will provide a financial mechanism by which the CoRDA can assist in the development, redevelopment and revitalization of blighted areas within the Project Area. Thus, the buildings within the Project Area could potentially intensify over existing conditions. However, the type, size, height and density of all structures and population density shall be limited by the applicable federal, state, and local statutes, ordinances, and regulations, including, but not limited to, the San Bernardino County General Plan and the County Ordinances. The building intensities shall be controlled by limits on: (1) the percentage of ground area covered by buildings; (2) the building setback, parking, landscaping and open space requirements; (3) the location of the buildable sites; and (4) the heights of buildings.

Within the Project Area, there are approximately 3,000 dwelling units that are primarily on residential parcels. Based on the State Department of Finance 2004 population and housing data for the unincorporated area of the County, the average persons per dwelling unit was 2.4, which calculates to approximately 7,200 residents in the Project Area. As stated above, residential development will be limited to the densities in the County General Plan and Ordinances; however, underutilized properties and blighted residential units will be encouraged by the Redevelopment Plan to be developed or rehabilitated through financial assistance.

Furthermore, the Agency generally is required to set aside 20 percent of all tax increment revenues for the purpose of increasing, improving, and preserving the supply of low- and moderate-income housing. These funds may be spent inside or outside the Project Area, but within unincorporated areas of San Bernardino County. Therefore, the population of the Project Area may increase as a result of the proposed Redevelopment Plan.

ACTIVITIES MEETING THE PURPOSES OF REDEVELOPMENT LAW

According to Section 33020 of the Redevelopment Law, redevelopment means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these in a Project Area, and the provision of those residential, commercial, industrial, public or other structures or spaces, as may be appropriate or necessary in the interest of the general welfare.

Redevelopment of the Project Area will attain the purposes of Redevelopment Law, by alleviating blighting conditions that, relying on the private sector alone, would not be remedied. The proposed Project Area exhibits the following conditions of blight:

- Dilapidation, deterioration and structure requiring maintenance among residential and commercial properties;

- Obsolescence affects much of the commercial areas – commercial parcels appear to small to accommodate modern development standards, poor signage and inadequate parking;
- Numerous streets, sidewalks and curbs need major repair or require new construction;
- Flooding occurred during the recent storm indicating an inadequate drainage system;
- Excessive number of vacant and underutilized lots within an urbanized area;
- Overcrowding in residential neighborhoods; and
- Evidence of graffiti in commercial areas which indicates potential high crime areas.

The purposes of Redevelopment Law would be attained by the proposed Redevelopment Plan for this Project Area through the previously identified goals and the following activities:

- Participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with the Redevelopment Plan and the rules adopted by the CoRDA.
- Development assistance to ensure financial feasibility of redevelopment activities such as the expansion and retention of existing businesses, the attraction of new businesses, and various types of rehabilitation activities.
- Installation, construction, or reconstruction of streets, curbs, gutters, sidewalks, sewer lines, water lines, drainage systems, and other similar public improvements to remove blighted influences of the Project Area.
- Improvements, additions and preservation of the community's affordable housing stock.
- Acquisition of real property and the management of property under the ownership and control of the CoRDA.

These activities will improve the physical and economic conditions in the Project Area, the County as a whole, and surrounding communities. Therefore, redevelopment in the Project Area clearly meets the purposes of redevelopment as defined by Redevelopment Law.

CONFORMITY WITH THE GENERAL PLAN

Redevelopment activities in the Project Area shall conform to the San Bernardino General Plan (adopted 1989 with subsequent revisions to specific parcel land uses in 2003). The Redevelopment Plan will provide for continuous land use conformity with the General Plan and include all streets and public facilities indicated by the General Plan. The County is currently in the process of updating its General Plan and is anticipated for adoption in 2006. The Redevelopment Plan shall automatically incorporate by reference any approved General Plan changes and updates. Figure II below shows the General Plan land uses in the Project Area.

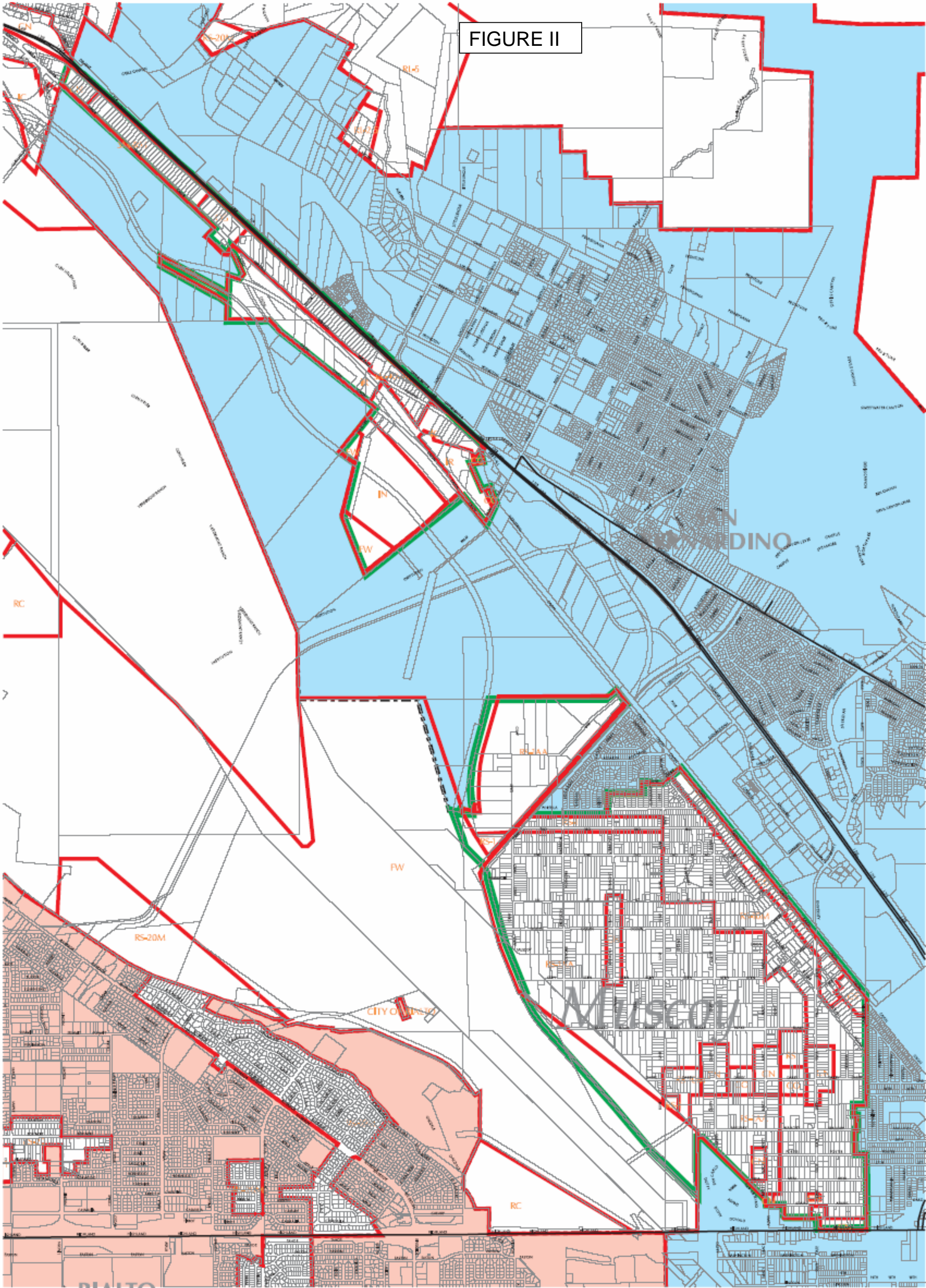
GENERAL IMPACT OF THE PROJECT UPON THE AREA'S RESIDENTS AND THE SURROUNDING NEIGHBORHOOD

Redevelopment activities will have a positive physical and economic impact on the properties within the Project Area and on the surrounding properties within the County and within the surrounding cities. Redevelopment activities will eliminate the existing conditions of blight in the Project Area through financial assistance in rehabilitating residential, commercial and industrial buildings and improvements to the local public infrastructure. Furthermore, Redevelopment will increase, improve and preserve the community's supply of affordable housing, and provide new local employment opportunities.

Improvements to the public infrastructure, such as streets, drainage, other public facilities, and the potential increase in new employment opportunities within the Project Area will be directly or indirectly beneficial to all citizens of the County of San Bernardino and various special districts.

Potential physical impacts of the Redevelopment Plan will be discussed in an environmental document to be prepared and approved prior to the adoption of the Redevelopment Plan. Other details regarding impacts will be contained in several subsequent documents, including the Preliminary Report and the Report to the Board.

FIGURE II



Scale: 1"=2,500'

Map Prepared On January 27, 2005

PROPOSED CAJON RDA
County Land Use Districts (Zoning)

- Land Use District Boundaries
- Proposed Cajon RDA
- City Limits



Appendix A

RESOLUTION NO. 2004-_____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, DESIGNATING THE CAJON REDEVELOPMENT SURVEY AREA FOR STUDY PURPOSES, AND DIRECTING THE REDEVELOPMENT AGENCY OF THE COUNTY OF SAN BERNARDINO TO SELECT PROJECT AREA BOUNDARIES AND FORMULATE A PRELIMINARY PLAN FOR SAID PROJECT AREA

WHEREAS, the Board of Supervisors ("Board") of the County of San Bernardino has adopted an ordinance finding the need for a redevelopment agency to function in the County of San Bernardino; and

WHEREAS, the redevelopment agency has been duly organized as the County of San Bernardino Redevelopment Agency ("CoRDA"), with this Board acting as said CoRDA; and

WHEREAS, in accordance with Section 33310 of the California Health and Safety Code, the Board, as the legislative body, may designate a redevelopment survey area for study purposes; and

WHEREAS, a proposed redevelopment survey area is graphically depicted on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the proposed area depicted on Exhibit "A" requires study to determine if a redevelopment project or projects within such area are feasible; and

WHEREAS, in accordance with Section 33322 of the California Health and Safety Code, the County Planning Commission shall, at the direction of the Board, select a project area from within the boundaries of the survey area and formulate a preliminary plan for the area so selected.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Bernardino, California as follows:

SECTION 1. The proposed area depicted in Exhibit "A" requires study to determine if a redevelopment project, or projects, within said area is feasible.

SECTION 2. The proposed area depicted in Exhibit "A" and referenced in Section 1 herein is hereby designated as the Cajon Redevelopment Survey Area.

SECTION 3. The County Planning Commission is hereby authorized and directed, in cooperation with the CoRDA, to select one or more redevelopment project areas comprised of all or a part of the Cajon Redevelopment Survey Area and to

formulate a preliminary plan for the redevelopment of each area so selected for submittal to the CoRDA.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, on November 9, 2004 by the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, J. RENEE BASTIAN, Clerk of the Board of Supervisors of the County of San Bernardino, California, hereby certify the foregoing to be a full, true, and correct copy of the record of the action as the same appears in the Official Minutes at its meeting of November 9, 2004.

J. RENEE BASTIAN, Clerk of the Board
of Supervisors of the County of San
Bernardino

By:

Title:

Appendix B

LEGAL DESCRIPTION OF BOUNDARY

CAJON REDEVELOPMENT PROJECT AREA SUBAREA "A"

THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, AS EXISTED ON JANUARY 20, 2005, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF CALIFORNIA STREET AND THE CENTERLINE OF HIGHLAND AVENUE; THENCE,

1. ALONG SAID BOUNDARY OF THE CITY OF SAN BERNARDINO, WESTERLY, NORTHWESTERLY AND SOUTHERLY TO THE NORTHEASTERLY LINE OF PARCEL NO. 11 OF THE RIGHT OF WAY AND TRACK MAP OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY ON FILE AS LAND IDENTIFICATION MAP NO. 872-36-64D IN THE OFFICE OF THE CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE,
2. ALONG SAID NORTHEASTERLY LINE OF PARCEL 11, NORTHWESTERLY AND SOUTHERLY TO THE NORTHEASTERLY LINE OF PARCEL NO. 7 OF SAID RIGHT OF WAY AND TRACK MAP; THENCE,
3. ALONG SAID NORTHEASTERLY LINE OF PARCEL 7, NORTHWESTERLY, 1620.35 FEET TO THE MOST EASTERLY CORNER OF PARCEL NO. 10 OF SAID RIGHT OF WAY AND TRACT MAP; THENCE,
4. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL NO. 10, NORTHWESTERLY, 100.00 FEET TO THE MOST EASTERLY CORNER OF PARCEL NO. 15 OF SAID LAND IDENTIFICATION MAP NO. 872-36-64D; THENCE,
5. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL NO. 15, NORTHWESTERLY TO THE NORTHEASTERLY LINE OF PARCEL NO. 12 OF LAND IDENTIFICATION MAP NO. 872-36-63A OF SAID CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE,
6. ALONG SAID NORTHEASTERLY LINE OF PARCEL NO. 12, NORTHWESTERLY TO THE MOST EASTERLY CORNER OF PARCEL NO. 11 OF THE RIGHT OF WAY AND TRACK MAP OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY ON FILE AS LAND IDENTIFICATION MAP NO. 872-36-64A IN THE OFFICE OF THE CALIFORNIA STATE BOARD OF EQUALIZATION; THENCE,

7. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 11, NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF PARCEL NO. 7 OF SAID RIGHT OF WAY AND TRACK MAP NO. 872-36-64A; THENCE,
8. ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL 7, SOUTHWESTERLY AND NORTHWESTERLY TO A POINT IN AFORESAID SOUTHWESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO; THENCE,
9. ALONG SAID SOUTHWESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, NORTHEASTERLY, EASTERLY, SOUTHWESTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF BOUNDARY
CAJON REDEVELOPMENT PROJECT AREA
SUBAREA "B"

THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE MOST WESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, IN SAID COUNTY OF SAN BERNARDINO AS EXISTED ON JANUARY 20, 2005, SAID POINT BEING IN THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 53 OF TRACT NO. 3158, AS PER MAP RECORDED IN BOOK 42, PAGE 80 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, SAID POINT LYING WITHIN CAJON BOULEVARD; THENCE,

1. LEAVING SAID WESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO, ALONG SAID SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 53, AND THE NORTHWESTERLY LINE OF SAID LOT 53 AND ITS NORTHEASTERLY PROLONGATION, TO AN ANGLE POINT IN SAID MOST WESTERLY BOUNDARY OF THE CITY OF SAN BERNARDINO AND IN THE CENTERLINE OF STATE HIGHWAY ROUTE 215; THENCE,
2. ALONG SAID BOUNDARY OF THE CITY OF SAN BERNARDINO, SOUTHEASTERLY, SOUTHWESTERLY, NORTHERLY AND NORTHWESTERLY TO THE POINT OF BEGINNING.